



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, November 28, 2007 **David Gebhard Public Meeting Room: 630 Garden Street** **1:35 P.M.**

COMMISSION MEMBERS: WILLIAM LA VOIE, Chair - Present
 ALEX PUJO, Vice-Chair- Present
 ROBERT ADAMS- Present
 LOUISE BOUCHER- Present until 5:34 P.M.
 KEN CURTIS -Present
 STEVE HAUSZ –Present until 5:30 P.M.
 FERMINA MURRAY-Present
 SUSETTE NAYLOR-Present
 DONALD SHARPE-Present until 5:34 P.M.

ADVISORY MEMBER: DR. MICHAEL GLASSOW-Absent

CITY COUNCIL LIAISON: ROGER HORTON-Present at 3:00 P.M.

PLANNING COMMISSION LIAISON: STELLA LARSON-Present

STAFF: JAIME LIMÓN, Design Review Supervisor-Present
 JAKE JACOBUS, Urban Historian-Present
 SUSAN GANTZ, Planning Technician II
 AUDREY WILK, Commission Secretary

Website: www.SantaBarbaraCa.gov

HISTORIC LANDMARKS COMMISSION SUBMITTAL CHECKLIST (See El Pueblo Viejo District Guidelines & Design Review Submittal Requirements for Details)		
CONCEPT REVIEW	Required	<u>Master Application & Submittal Fee</u> - (Location: 630 Garden Street) <u>Photographs</u> - of the existing building (if any), adjacent structures, composite panoramic view of the site, surrounding areas & neighborhood streetscape - mounted or folded to no larger than an 8.5" x 14" photo display board. <u>Plans</u> - three sets of <u>folded plans</u> are required <u>at the time of submittal & each time plans are revised</u> . <u>Vicinity Map and Project Tabulations</u> - (Include on first drawing) <u>Site Plan</u> - drawn to scale showing the property boundaries, existing & proposed structures, building & area square footages, building height, areas to be demolished, parking, site topography, conceptual grading & retaining walls, & existing landscaping. Include footprints of adjacent structures. <u>Exterior elevations</u> - showing existing & proposed grading where applicable.
	Suggested	<u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <u>Plans</u> - floor, roof, etc. Rough sketches are encouraged early in the process for initial design review to avoid pursuing incompatible proposals. However, more complete & thorough information is recommended to facilitate an efficient review of the project.
PRELIMINARY REVIEW	Required	Same as above with the following additions: <u>Plans</u> - floor, roof, etc. <u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <u>Preliminary Landscape Plans</u> - required for commercial & multi-family; single family projects where grading occurs. Preliminary planting plan with proposed trees & shrubs & plant list with names. Plans to include street parkway strips.
	Suggested	<u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. Materials submitted for preliminary approval form the basis for working drawings & must be complete & accurate.
FINAL & CONSENT	Required	Same as above with the following additions: <u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans. <u>Cut Sheets</u> - exterior light fixtures and accessories where applicable. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. <u>Final Landscape Plans</u> - landscape construction documents including planting & irrigation plan. <u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & plumbing where applicable.

PLEASE BE ADVISED

- ** All approvals made by the Historic Landmarks Commission (HLC) are based on compliance with Municipal Code Chapter 22.22 and with adopted HLC guidelines. Some agenda items have received a mailed notice and are subject to a public hearing.
- ** The approximate time the project will be reviewed is listed to the left of each item. It is suggested that applicants arrive 15 minutes early. The agenda schedule is subject to change as cancellations occur. Staff will notify applicants of time changes.
- ** The applicant's presence is required. If an applicant is not present, the item will be postponed indefinitely. If an applicant cancels or postpones an item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following HLC agenda. In order to reschedule the item for review, the applicant must fill out and file a Supplemental Application Form at 630 Garden Street (Community Development Department) and submit appropriate plans.
- ** The Commission may grant an approval for any project scheduled on the agenda if sufficient information has been provided and no other discretionary review is required. Substitution of plans is not allowed, if revised plans differing from the submittal sets are brought to the meeting, motions for preliminary or final approval will be contingent upon staff review for code compliance.
- ** Preliminary and Final Historic Landmarks Commission approval is valid for one year from the date of the approval unless a time extension or Building Permit has been granted.
- ** The Commission may refer items to the Consent Calendar for Preliminary and Final Historic Landmarks Commission approval.
- ** **Items before the Commission may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's Office. Said appeal must be in writing and must be filed with the City Clerk at City Hall within ten (10) calendar days of the meeting at which the Commission took action or rendered its decision. The scope of this project may be modified under further review.**
- ** **AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Division at (805) 564-5470. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements.
- ** **AGENDAS, MINUTES and REPORTS:** Copies of all documents relating to agenda items are available for review at 630 Garden St. and agendas and minutes are posted online at www.SantaBarbaraCa.gov. If you have any questions or wish to review the plans, please contact Susan Gantz, at (805) 564-5470 between the hours of 8:30 a.m. to noon and 1:00 p.m. to 4:00 p.m., Monday through Friday.

LICENSING ADVISORY:

The Business and Professions Code of the State of California and the Municipal Code of the City of Santa Barbara restrict preparation of plans for certain project types to licensed professionals. Applicants are encouraged to consult with Building and Safety Staff or Planning Staff to verify requirements for their specific projects.

Unlicensed persons are limited to the preparation of plans for:

- Single or multiple family dwellings not to exceed four (4) units per lot, of wood frame construction, and not more than two stories and basement in height;
- Non-structural changes to storefronts; and,
- Landscaping for single-family dwellings, or projects consisting solely of landscaping of not more than 5,000 square feet.

NOTICE:

- A. That on November 21, 2007, at 4:00 P.M., this Agenda was duly posted on the indoor and outdoor bulletin boards at the Community Development Department, 630 Garden Street, and online at www.SantaBarbaraCa.gov/hlc.
- B. This regular meeting of the Historic Landmarks Commission will be broadcast live and rebroadcast in its entirety on Friday at 1:00 P.M. on Channel 18.

GENERAL BUSINESS:

- A. Public Comment:

Public comment opened at 1:37 P.M.

Kellam De Forest, a local resident, stated that the Preservation Committee of the Pearl Chase Society had the following concerns: 1) The apparent lack of progress on the restoration of the patio in El Paseo; 2) The inappropriate aluminum chairs on Anacapa Street; 3) The apparent lack of any activity on the La Entrada project, in particular the status of the Californian Hotel; and 4) the City's plan to eliminate the "Y"-shaped island at the traffic signal intersection of De La Vina and State Streets.

Public comment closed at 1:41 P.M.

- B. Approval of the minutes of the Historic Landmarks Commission meeting of November 14, 2007.

Motion: Approval of the minutes of the Historic Landmarks Commission meeting of the November 14, 2007 meeting with corrections.

Action: Adams/Hausz, 9/0/0. Motion carried.

- C. Consent Calendar.

Motion: Ratify the Consent Calendar as reviewed by William LaVoie.

Action: Boucher/Hausz, 9/ 0/0. Motion carried.

Motion: Reopen ratification of Consent Calendar.

Action: Hausz/Pujo, 9/0/0. Motion carried.

Motion: Reopen Item C., 631 Garden Street and continue the item two weeks to the Consent Calendar.

Action: Boucher/Hausz, 9/0/0. Motion carried.

Motion: Ratify the Consent Calendar as reviewed by William La Voie without Item C., 631 Garden Street.

Action: Boucher/Hausz, 9/0/0. Motion carried.

D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.

1.) Ms Gantz made the following announcements:

- a.) The project at 35 State Street, which was continued two weeks to today's meeting, has been postponed to the December 12th HLC meeting at the Applicant's request. The Historic Structures/Sites Addendum Letter Report is not yet finished.
- b.) Item eight on today's agenda at 517 Chapala Street, which is scheduled at approximately 3:20 p.m. has been moved up into the time slot for item five, at approximately 2:20 p.m. Item five, at 915 State Street, has been moved into the time slot for item eight, at approximately 3:20 p.m. All interested parties were contact by telephone of this schedule change.
- c.) Local resident Paula Westbury has submitted letters in opposition to each item on today's agenda.
- d.) There will be a Subcommittee Meeting for the enforcement case at 813 Anacapa Street (Wine Cask) on Tuesday, December 4th from 3:00 to 4:00 p.m. in the David Gebhard Public Meeting Room at 630 Garden Street.
- e.) Commissioner Naylor stepped down from Item 5 at 915 State Street.

Mr. Jacobus announced that on December 11, 2007, an appeal of the Sidewalk Replacement Program project at 0-800 E. Cabrillo Blvd. will be heard by the City Council and requested that one or two Commissioners attend the hearing to represent the Commission.

Mr. Hausz stated that he needed to leave at 5:30 P.M.

Ms. Boucher announced that she had the sign up sheet for the HLC Holiday Party.

E. Subcommittee Reports.

Mr. La Voie announced that the subcommittee for Chuck's Waterfront Grill at the Naval Reserve Building met. The applicant will be submitting a revised proposal, which was supported by the Subcommittee, for review at an upcoming HLC meeting.

Mr. Adams announced an upcoming Wine Cask Subcommittee meeting next week.

F. Possible Ordinance Violations.

No violations reported.

ARCHAEOLOGY REPORT

1. 325 E CANON PERDIDO ST C-2 Zone
(1:48) Assessor's Parcel Number: 029-301-018
Application Number: MST2007-00329
Architect: Carl Schneider

(This is a revised project description: Proposed demolition of an existing 929 square foot single-family residence and construction of a new 2,030 square foot, three-story residence and 519 square foot basement-level two-car garage. Zoning modifications are being requested for encroachment into three setbacks on this 3,515 square foot parcel. A total of 350 cubic yard of grading excavation will be required.)

(Review of Phase I Archaeological Resources Report prepared by David Stone, Stone Archaeological Consulting.)

Dr. Glassow reviewed the report and concluded that the archaeological investigation supports the report's conclusions and recommendations that, because the proposed project would not have the potential to result in significant impacts on either prehistoric or historic archaeological resources, no mitigation measures are required.

Motion: To accept the report.

Action: Boucher/Adams, 8/0/1. (Curtis abstained.) Motion carried.

ARCHAEOLOGY REPORT

2. 1181 CALLE BELLO A-2 Zone
(1:50) Assessor's Parcel Number: 015-340-007
Application Number: MST2007-00385
Architect: Bildsten & Sherwin

(Proposal for 248 cubic yards of grading excavation and fill grading and sitework for new landscaped terrace and pool, enclosed pool house, open pergola, new solar photovoltaic panels and solar water heating panels on the southern, sloped portion of the 1.1 acre parcel in the Hillside Design District.)

(Review of Phase I Archaeological Resources Report prepared by David Stone, Stone Archaeological Consulting.)

Dr. Glassow reviewed the report and concluded that the archaeological investigation supports the report's conclusions and recommendations that, because the proposed project would not have the potential to result in significant impacts on either prehistoric or historic archaeological resources, no mitigation measures are required.

Motion: The Commission accepts the report.

Action: Hausz/Sharpe, 8/0/1. (Curtis abstained.) Motion carried.

**** THE COMMISSION RECESSED FROM (1:57) P.M. TO (2:10) P.M. ****

ARCHAEOLOGY REPORT

3. 2127 CASTILLO ST

R-3 Zone

(2:12) Assessor's Parcel Number: 025-221-007

Application Number: MST2007-00555

(This structure is on the City's List of Potential Historic Resources and is included on the State Historic Resources Inventory: "Hunt Residence." Proposal for a 312 square foot one-story addition to an existing 980 square foot one-story residence on a 6,000 square foot lot. There is an existing 255 square foot detached one-car garage which will remain.)

(Review of Phase I Archaeological Resources Report prepared by Chantal Cagle.)

Dr. Glassow reviewed the report and concluded that the archaeological investigation supports the report's conclusions and recommendations that, because the construction of this project is not likely to have an effect on significant cultural resources, no mitigation measures are required.

Motion: The Commission accepts the report.

Action: Hausz/Sharpe, 8/0/1. (Curtis abstained.) Motion carried.

CONCEPT REVIEW - NEW

4. 136 E DE LA GUERRA ST

C-2 Zone

(2:16) Assessor's Parcel Number: 031-081-018

Application Number: MST2007-00587

Architect: Edwards-Pitman

Business Name: Santa Barbara Historical Society

Architect: Edwards & Pitman

(This structure is on the City's List of Potential Historic Resources: "Santa Barbara Historical Society Museum." Courtesy review of a proposed 12,328 square foot two-story addition with basement to an existing concrete and adobe-veneered structure. The addition would include new a new auditorium and storage space in the basement, a new gallery at the first floor, and new office space at the second floor. Also proposed are new balconies at the front and over the existing courtyard at De La Guerra Street. The proposal includes about 7,500 cubic yard of grading.)

(Comments only; courtesy review of a project on a County-owned parcel.)

Present: Richard Redmond, Architect, Edwards and Pitman Architects
David Bisol, Exective Director of the Santa Barbara Historical Society

The following comments were given:

1. The Commission found that the proposal is vastly superior to previous proposals.
2. The Commission found the proposed balcony on De La Guerra Street to be acceptable but it needs refinement in design to avoid conflict with the adjoining roof.
3. The balcony projecting over the back porch roof is not acceptable and a different solution to a stacked corridor is needed.
4. The Commission does not support the proposed donor fountain in its present location.
5. The Commission requests landscaping such as trees in the courtyard.

6. The Commission suggested that the pitch of the roof be broken over balconies to reduce the height of the building.

ITEM HEARD OUT OF ORDER

CONCEPT REVIEW - CONTINUED

5. 915 STATE ST

C-2 Zone

(4:17)

Assessor's Parcel Number: 039-321-039

Application Number: MST2007-00545

Architect: Cearnal, Andrulaitis LLP

Business Name: Former Boon Mee Tenant Space

(Proposal to remodel the front and rear facades of an existing commercial building. The alterations include enclosing the existing entry area resulting in a 42 square foot addition, and a new trash enclosure within the existing building footprint at the rear of this 3,727 square foot commercial building.)

(Referred up from Consent for Second Concept Review.)

Present: David Hughes, Owner
Joe Andrulaitis, Cearnal Andrulaitis Architects

Public comment opened at 4:20 P.M.

Kellam De Forest, a local resident, stated his concern for losing the arch and its character on State Street and felt that converting it to something more ordinary would be a great loss to Santa Barbara.

Public comment closed at 4:22 P.M.

Straw vote

- 1) Can the HLC support the proposed design direction? 5/3
- 2) Can the HLC support the proposed design direction with the arch? 6/2

Motion: Continued two weeks to the Full Board with the following comments:

1) The general design concept is acceptable by the Commission. **2)** The proportions of the plaster elements and the storefront elevation need refinement. **3)** Simplify the rear elevation.

Action: Hausz/Adams, 7/1/0. (Naylor stepped down. La Voie opposed.) Motion carried.

CONCEPT REVIEW - CONTINUED

6. 1129 STATE ST

C-2 Zone

(3:38)

Assessor's Parcel Number: 039-231-037

Application Number: MST2007-00568

Architect: Subic and Associates

(This is on the City's List of Potential Historic Resources and the California Inventory of Historic Resources: "San Marcos Court Building." Proposal to demolish 985 square foot of commercial floor area in an existing 99,483 square foot commercial building. Proposed alterations include new paint finishes, a new trash enclosure, new exterior floor materials, courtyard landscaping and lighting, a new arched breezeway on W. Anapamu Street, and relocating historic transom windows. Original project was reviewed and approved under MST2006-00197.)

(Second Concept Review.)

Present: Neil Subic, Project Architect
Tod Chandler, Jordan, Gilbert, & Bain Landscape Architects
Lori Smyth, color consultant

Motion: **Preliminary approval with final drawings to come to Consent Calendar in two weeks with the following comments:** 1) The general color palettes are acceptable but need to be toned down. 2) The shrouds on the light fixtures are acceptable but should not be plastic and instead should be textured glass. 3) Other design elements are acceptable with the exception of the trash enclosure, which could be improved with the use of thicker walls, a more masonry expression of the architecture, and a pergola at the top, omitting the tile. 4) The Commission recommended that the plant palette, particularly around the olive tree, be drought tolerant and taken from the City's Water Conservation Landscape Guidelines.

Action: Hausz/Adams, 9/0/0. Motion carried.

IN-PROGRESS REVIEW

7. 19 E ORTEGA ST

C-2 Zone

(4:08)

Assessor's Parcel Number: 037-092-013

Application Number: MST2007-00348

Architect: Richard Six

(Proposal for exterior changes to an existing commercial building including a new fenestration layout on the south elevation including window trim and awnings at the first floor entry, minor alterations to the exterior stairs including new walls and header wall to enclose the area under the stairs, new bike storage with wrought iron enclosure, new metal trellis at a first floor window, new metal fascia at the second story entry, new plaster surfacing on entire building, new light fixtures, and new plantings for the existing landscaped areas.)

(Third review. Environmental assessment is complete.)

Present: Richard Stix, Architect

Motion: **Revised Preliminary Approval and indefinite continuance to the Consent Calendar.**
Action: Sharpe/Boucher, 9/0/0. Motion carried.

ITEM HEARD OUT OF ORDER

PRELIMINARY REVIEW

8. 517 CHAPALA ST C-2 Zone

(2:35) Assessor's Parcel Number: 037-163-007
 Application Number: MST2005-00088
 Architect: Peikert Group Architects
 Owner: Montecito Bank & Trust, Trustee
 Applicant: Peikert Group Architects LLC

(The proposed project consists of a lot merger and the construction of a mixed-use development with six two-bedroom residential condominium units totaling 9,999 square feet (net) and two commercial condominium spaces totaling 2,872 square feet (net). One of the units would be affordable. A modification to allow the 10% open space on the second floor is requested. Seventeen parking spaces are proposed.)

(Continued request for Preliminary Approval.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 030-06.)

Present: Detlev Peikert, Peikert Group Architects
 Gordon Brewer, Peikert Group Architects
 Rob Fowler, Landscape Architect

Public comment opened at 2:45 P.M.

Kellam De Forest, a local resident, stated that the Commission has the power to deny projects and feels that they should deny this project because it is inappropriate for the surrounding area and it should be forwarded to the City Council to decide.

Tony Fischer, attorney, spoke on behalf of Karen McFadden, and stated that someone needs to look at the drawings closely and have them be submitted prior to the meetings. This would allow one to see how much surplus space could be taken out so that the building could be more. Additionally, he said that his client does not want large trees in their front yard. Lastly, he stated that the Applicant needs to refer to the Chapala Street Guidelines. Overall, he sees progression in the project.

Karen McFadden, a neighboring resident to the project, stated that the south elevation should be reduced and said that she has an issue with not knowing accurate square footage. She stated that she needs to know the accurate dimensions of the project in order to know if it can be reduced. However, she said that, overall, she was happy with the design, but that there are still some issues that need to be dealt with before it gets final approval.

Kathryn Dole, a neighboring resident to the project, stated that she approved the building itself but that this specific location is inappropriate for the building and asked the Commission to consider a denial of

the project. She also expressed concern for the power lines and wanted them to be undergrounded. If that is not possible, the canopy trees would work.

Tony Vassallo, a local resident, commented about the questionable accuracy of the height and setbacks of the project.

Public comment closed at 2:58 P.M.

Motion: Preliminary approval of the project as submitted.

Action: Curtis/Pujo, 2/7/0. (Hausz, Adams, Boucher, Naylor, Murray, and Sharpe, opposed.) Motion failed.

Motion: To deny the project with the following findings:

1) The project is inconsistent with the Neighborhood Preservation Ordinance; 2) The project is inconsistent with the Chapala Street Design Guidelines; 3) The project is inconsistent with El Pueblo Viejo Design Guidelines; 4) The project is inconsistent with the Urban Design Guidelines; 5) The project is inconsistent with the preservation of, and has unmitigable impacts to, the adjacent Brinkerhoff Landmark District; 6) Applicant has not provided the requested additional increase in landscaping along Chapala Street; 7) Applicant has not increased the landscape buffer at the south elevation between the proposed project and the adjacent Victorian structure; 8) Applicant has not reduced the three story element on the south elevation; 9) There were concerns about the differential in square footage statistics on the drawings versus what was previously reviewed by the Planning Commission; 10) Some Commissioners continued to be concerned about the roof decks and fourth story elements and tower; and 11) Air conditioning equipment and solar panel locations need to be shown on the plans as hidden from public view.

Action: Boucher/Sharpe, 7/2/0. (Pujo and Curtis opposed.) Motion carried.

**** THE COMMISSION RECESSED FROM 3:29 P.M. TO 3:36 P.M. ****

FINAL REVIEW

9. 1535 SANTA BARBARA ST

R-3 Zone

(4:37)

Assessor's Parcel Number: 027-241-005

Application Number: MST2007-00266

Architect: Peikert Group Architects

Landscape Architect: Robert Fowler, Landscape Architect

(This is on the City's List of Potential Historic Resources: "Unitarian Church." Proposal for a partial interior remodel of three existing buildings; accessibility and upgrading of architectural finishes; replacement of 11 windows in the Parish Hall; enclosing the 310 square foot loggia on the east side of the Parish Hall; adding a new terrace with new 678 square foot storage room below; and landscape and hardscape improvements in the Jefferson Hall Courtyard. Also proposed is to install new windows at classroom B, the Blake Building, and a new 15-space parking lot.)

(Final Approval of the project is requested.)

Present: April Palencia, Peikert Group Architects
Rob Fowler, Landscape Architect

- Motion:** **Final approval with details to Consent Calendar in two weeks with the following comments:** 1) Compact fluorescent bulbs used in exterior light fixtures shall be hidden from view. 2) The center magnolia tree shall be a 60" box minimum. 3) Add Mayten trees. 4) Change the tree to the northwest of the Blake Building to an olive tree. 5) Provide a cut sheet on lamps and wattages. 6) Provide more complete elevations and details of the garden walls, and detail of the lighting fixtures.
- Action:** Pujo/Hausz, 8/0/0. (La Voie abstained.) Motion carried.

PRELIMINARY REVIEW

10. 1811 EL ENCANTO RD E-1 Zone
(5:12) Assessor's Parcel Number: 019-170-018
Application Number: MST2006-00750
Architect: Peter Becker

(This structure was found to be eligible for City Landmark status and is to be placed on the City's List of Potential Historic Resources. The proposed changes are to a site comprised of two existing single-family residences. A remodel and addition is proposed for one of the residences including a 699 square foot addition, 2,019 interior remodel, 100 square foot crawl space conversion for pool equipment and remodel of basement space. New structures would include a 750 square foot detached garage, a new 220 square foot pergola with fireplace and a new 20' x 50' swimming pool. The other residence would include a remodel and window change. A modification is requested for conversion of a non-conforming garage to an accessory space.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION 043-07 AND HISTORIC RESOURCE FINDINGS.)

- Present:** Peter Becker, Architect
Christine Cunningham, Architect
Grant Castleberg, Landscape Architect

- Motion:** **Final approval of the project with the condition that, prior to construction, all four of the house's elevations, as well as selected views of the garden, be photo-documented in accordance with photo-documentation procedures in the Master Environmental Assessment. The Commission also directed Urban Historian to initiate landmarking procedures. Historic Resource findings made.**
- Action:** Naylor/Boucher, 8/0/0. (Hausz absent). Motion carried.

CONCEPT REVIEW - NEW

11. 400 BLK SHORELINE DR

P-R/SD-3 Zone

(5:32)

Assessor's Parcel Number: 033-120-0RW

Application Number: MST2006-00357

Applicant: City of Santa Barbara

Designer: Penfield and Smith

Agent: Lisa Arroyo

(Proposal to construct a concrete crosswalk and accessible ramps, to widen the existing sidewalk to 12 feet for multipurpose pathway connection to beachway, and to install pedestrian crossing signal on Shoreline Drive at Pershing Park bike path (across from Los Banos Pool). This project received a Coastal Exemption.)

(Comments only; courtesy review requested by the Architectural Board of Review for consistency with the West Beach Pedestrian Improvement Project.)

Present: Derek Rapp, Penfield and Smith Engineers
Lisa Arroyo, Public Works Engineering

Reviewed by the Commission with the following comments:

1) The Commission prefers red brick with a concrete banding; and **2)** The Commission accepts type 17/19 street light standards with decorative details as installed at the intersection of Garden Street and E. Cabrillo Blvd.

CONSENT CALENDAR**CONTINUED ITEM**

A. 1920 STATE ST

C-2/R-3 Zone

Assessor's Parcel Number: 025-372-015

Application Number: MST2007-00543

Architect: Rex Ruskauff

Business Name: Orange Tree Inn

(Proposal to remodel an existing swimming pool cabana. The project will not result in any new square footage.)

(Second Concept Review.)

Final approval as submitted with the vertical mullion to go down to the sill and colors to match existing.

CONTINUED ITEM

B. 109 RAMETTO RD A-2 Zone

Assessor's Parcel Number: 015-211-007
Application Number: MST2007-00566
Landscape Architect: Robert E. Truskowski

(Proposal to repair and restore existing landscaping, install a new irrigation system, expand the barbeque area, install two new gates, new fountain and pathways, and new hardscape at the southwest corner of the structure.)

(Second Concept Review.)

Final approval as noted on sheet LC-1.

FINAL REVIEW

C. 631 GARDEN ST C-M Zone

Assessor's Parcel Number: 031-152-028
Application Number: MST2007-00089
Applicant: Renee Brooke
Architect: Paul Poirier

(Proposal for the interior and exterior remodel of an existing 3,746 square foot building and an existing 1,443 square foot building including the following improvements: Provide ADA compliant restrooms for new community arts workshop use. Provide new overhead door with man door and transom window in three existing open bays. Install new doors and windows in other existing openings. Site improvements to include replacing existing gates and fencing with new brick walls and wrought iron gates, changes to the parking layout to accommodate future City Water Department facility improvements, partial replacement of existing landscaping and new additional landscaping, and minor grading to allow for ADA accessibility. No additional floor area will be added.)

(Final Approval is requested of lighting, cupola, roof tile, and paving details.)

Continued two weeks for applicant to provide the requested foot-candle plot.

NEW ITEM

D. 803 LAGUNA ST C-2 Zone

Assessor's Parcel Number: 031-021-025
Application Number: MST2007-00589
Applicant: Beebe Longstreet

(The structure on this parcel is on the City's List of Potential Historic Resources: "Senior Center, Presidio Springs Senior Housing." Proposal to remove two diseased sycamore trees and prune one sycamore tree in accordance with the recommendations found in an Arborist's report prepared by Bill Spiewak dated September 15, 2007. The two removed trees will be replaced with new 15 gallon sycamore trees.)

Final approval as submitted.

**** MEETING ADJOURNED AT 5:44 P.M. ****